

Department of Planning and Zoning

149 Church Street

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MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Senior Planner

Date: February 3, 2015

RE: ZP15-0738CA; 747 Pine Street

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP15-0738CA

Location: 747 Pine Street

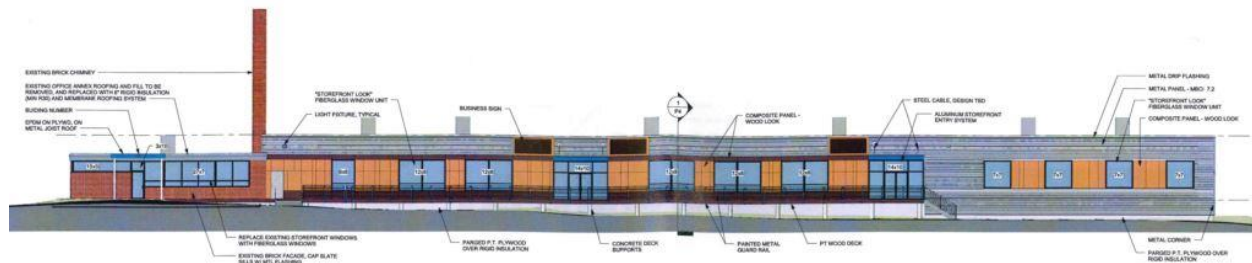
Zone: ELM **Ward:** 5

Date application accepted: January 15, 2015

Applicant/ Owner: Cresta/Cooper/Nedde LLC (Doug Nedde)

Request: Renovation to existing warehouse building; removal of approx. 8,700 building addition, exterior façade upgrade, improved stormwater management, add parking.

Staff site visit: January 16, 2015.



Background:

- Zoning Permit 08-011CA; change of use from wholesale grovery/warehouse to printing. No site or exterior building changes. July 2007.
- Zoning Permit 02-331; new 36" metal outswing egress door on north wall. February 2002.
- Zoning Permit 99-023; installation of nonilluminated freestanding sign for Burlington Food Service Company. July 1998.
- Zoning Permit 92-350; three new windows in exterior wall and install new rooftop heating and A.C. unit next to existing HVAC unit at existing warehouse building. May 1992.

- Zoning Permit 92-426; installation of door with construction of handicapped access ramp with pipe railing for Burlington Food Service. June 1992.
- Zoning Permit 87-464; replace existing 4,000 gal underground fuel tank with one 8,000 tank or two 4,000 gal tanks. August 1987.
- Zoning Permit 87-091 / COA 87-034; add a 6,677 sq. ft. one story office wing and freezer to existing warehouse. Add 4,065 sq. ft. of parking and loading area. March 1987.
- Zoning Permit 85-151 / COA 85-039; add new 80' x 96' freezer to existing building, reconfigure existing parking, blacktop, and landscape. April 1985.

Overview: Owners propose re-sheathing the existing structure, replacing doors and windows, improving site draining, removal of a freezer addition with addition of new parking. No changes are proposed to the use at this time. All alterations are for the structure, landscaping, and site.

Recommendation: **Consent approval**, per the following findings and conditions:

I. Findings

Article 4: Zoning Maps and Districts

Table 4.4.3-1 Dimensional Standards and Density

ELM	Max. Intensity 2.0 FAR	Max Lot Coverage 80%	Front setback 5' min.	Side setback 0 ¹	Rear setback ² 10%	Max. Height 45'
747 Pine St. existing/proposed	Building mass decreased with demo of freezer addition.	73.4%/79.6%	16.5' Pine, 6.4'Sears Lane existing 14.1'Pine 6.4' Sears Lane proposed	15.3' / 21.7'	N/A No rear setback – as building as two street frontages, the other two are side boundaries.	30' / 20' (measurements exclude existing brick chimney.)

Affirmative finding.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots

Not applicable.

¹ Structures shall be setback a minimum of 25 feet along any property line that abuts a residential zoning district. This parcel does NOT abut a residential zoning district, so footnote does not apply.

² Percentage of the lot depth.

Section 5.2.2 Required Frontage or Access
Not applicable.

Section 5.2.3 Lot Coverage Requirements
See Table 4.4.3-1, above.

Section 5.2.4 Buildable Area Calculation
The parcel is not within the RCO, WRM, RM, WRL or RL zoning districts. Not applicable.

Section 5.2.5 Setbacks
See Table 4.4.3-1, above.

Section 5.2.6 Building Height Limits
See Table 4.4.3-1, above.

Section 5.2.7 Density and Intensity of Development Calculations

(b) Floor Area Ratio

There is a FAR of 2.0 at this parcel, which would permit gross floor area of 219,450 sq. ft. (2 x gross lot area of 109,725.) Gross area is proposed to be 55,126; far less than the FAR cap.

Affirmative finding.

Part 3: Non-Conformities
Not applicable.

Part 4: Special Use Regulations
Not applicable.

Section 5.4.9 Brownfield Remediation
None identified. Not applicable.

Part 5: Performance Standards

Section 5.5.1 Nuisance Regulations
None identified. Not applicable.

Section 5.5.2 Outdoor Lighting

(f) Specific Outdoor Lighting Standards

Lighting fixtures and illumination must comply with this standard. A photometric has been submitted with the application, and reflects some “hot spots” and footcandle measurements that exceed allowable limits. The following issues will need to be addressed:

1. Walkway lighting may not exceed 2 fc at any point, with average not to exceed 0.5 fc.
(Section 5.5.2 (f) 2.)
2. The maximum mounting height for parking lot lighting is identified (25 ft), but the maximum fc. measurement within the parking lot area is limited to 4.0. The photometric defines the max as 9.0, (near westerly doors) which is excessive.
3. Lighting at building entrances may not exceed 5.0 fc; which is in conflict with the submission.

4. Section 5.5.2 (f) 2. C. informs that lighting fixtures shall have an initial output of not more than 1,200 lumens. Fixture “A” is proposed to have twice that amount. The fixture shall be revised to meet these standards.
5. Fixture “B” appears to be a point source for excessive fc. measurements, and needs to be adjusted.
6. One light fixture (EON Sign 303-s1) is identified as an adjustable LED sign lighting luminaire. Sign illumination is not permitted in the Enterprise zones.
A revised photometric which corrects these irregularities must be supplied to meet the requirements of these standards. **Affirmative finding as conditioned.**

Section 5.5.3 Stormwater and Erosion Control

The applicant has provided an EPSC plan, which is under review by the City Stormwater Administrator. Their approval will be a requirement.

Affirmative finding as conditioned.

Section 5.5.4 Tree Removal

Not applicable.

Plans call for the protection of two existing Crabapple trees in the public ROW on Pine Street. The applicant is required to provide a plan for tree protection.

Article 6: Development Review Standards

PART 1: LAND DIVISION DESIGN STANDARDS

Not applicable.

PART 2: SITE PLAN DESIGN STANDARDS

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There are no notable natural features or significant water courses on the parcel. Some scrub and wild brush are proposed to be removed from the northwesterly rear corner; an area that is in need of clean-up. **Affirmative finding.**

(b) Topographical Alterations:

No topo changes are proposed. **Affirmative finding.**

(c) Protection of Important Public Views:

There are no important public views from the site. Not applicable.

(d) Protection of Important Cultural Resources:

There are no significant cultural resources at the subject parcel. Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will prevent the utilization of renewable energy including direct sunlight, wind, or running water. Site planning has incorporated landscaping decisions intended to cool the parking lot via tree shade, as required under this Article.

Given the broad expanse of flat roof, the applicant is encouraged to incorporate solar in the building redevelopment. **Affirmative finding.**

(f) Brownfield Sites:

None identified. Not applicable.

(g) Provide for nature's events:

The applicant has provided an EPSC and Stormwater Management plan to the City Stormwater engineer for review. Their approval will be a requirement prior to release of the zoning permit.

Snow storage has been incorporated into the site plan; see Plan C-3. Building entrances are protected via canopy or sheltered entrance to provide a safe refuge for visitors.

Affirmative finding.

(h) Building Location and Orientation:

The existing building proper will be retained. Only an 82' x 84' freezer, which was added to the west elevation in 1987 is proposed to be removed. The building orientation and location will remain as existing. **Affirmative finding.**

(i) Vehicular Access:

Vehicular access will remain largely as it exists at present, although cleaned up. The northeasterly truck access/bay will be removed; however access to the Pine Street parking area and both parking areas off Sears Lane will be retained. See additional comments under (l), Parking and Circulation, and Article 8, Parking, below. **Affirmative finding.**

(j) Pedestrian Access:

Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.

The four space parking area on the south of the parcel requires vehicles to cross a pedestrian access (sidewalk). If the pedestrian pathway is to be retained in this location, it should be clearly marked by differentiated ground materials so as to offer easy identification that it is reserved and protected for pedestrians. **Affirmative finding as conditioned.**

(k) Accessibility for the Handicapped:

Handicap accessible parking spaces are offered within the west parking lot. The building itself has at least five accessible entrances; off the Pine Street entry deck, the southerly door, and rear combination entrances that will provide access into multiple interior spaces. **Affirmative finding.**

(l) Parking and Circulation:

To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways. Parking areas of more than 20 spaces should be broken into smaller areas separated by landscaping.

Parking will be retained along Pine Street, and an expanded parking area provided on the west of the parcel. The parking areas on the west will be connected, and benefit from proposed landscaping. See Plan L1.0 and L2.0.

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

Curb stops are illustrated at the terminus of parking spaces. Curbing circles the parking lot terminus at the north (rear) parking area.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot. Shading should be distributed throughout the parking area to the greatest extent practical, including within the interior depending on the configuration. New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5"-3" at planting. Up to a 30% waiver of the tree planting requirement may be granted by the development review board if it is found that the standard requirement would prove impractical given physical site constraints and required compliance with minimum parking requirements. All new shade trees shall be: of a species appropriate for such planting environments, expected to provide a mature canopy of no less than 25-feet in diameter, and selected from an approved list maintained by the city arborist. Existing trees retained within 25-feet of the perimeter of the parking area (including public street trees), and with a minimum caliper size greater than 3-inches, may be counted towards the new tree planting requirement.

Plan L1.0 and L2.0 define proposed tree planting to reach required parking lot shading. Tree species include American Elm and Honey Locust. The applicant has been working with the city arborist to refine the landscaping plan. The result has been agreement and approval for trees proposed for the public ROW along Sears Lane, placement and species along the west, and tree selection and placement for the north of the site. See email dated January 26, 2015.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

Building entrances are accessible from public sidewalks along Pine Street and Sears Lane. See comments under ***Pedestrian Access***, above.

Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

Bicycle parking is provided at locations on the site: Four bike racks are proposed to be installed on the west of the site near building entrances. (Plan L1.0.) Interior bike storage is illustrated next to the truck bay, see P-1 Floor Plan. **Affirmative finding.**

(m) Landscaping and Fences:

A landscaping plan as been provided, and illustrates efforts to beautify the site, enhance stormwater retention measures and to provide required shading for new parking areas. Refer to Plans L1.0 and L2.0, as amended by email communication with city arborist dated January 26, 2015. **Affirmative finding.**

(n) Public Plazas and Open Space:

There are no public plazas within the development area. The redevelopment and site improvements will provide some areas for outside enhanced experience, particularly along the south (Sears Lane) frontage and the large, open deck on the east. **Affirmative finding.**

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

The submission includes spec sheets for LED lighting, which is generally acceptable. The submitted photometric illustrates some “hot spots” that will need to be adjusted to be compliant with Section 5.5.2 of the ordinance (see comments above.) Revised plans can be reviewed for compliance by staff. **Affirmative finding as conditioned.**

(p) Integrate infrastructure into the design:

Utility connections are proposed for relocation to the south elevation; gas meters and service connections to be protected by bollards and accessible via the newly paved parking area. Electrical service will be located on the west and will provide power to a proposed EV parking station.

If any additional HVAC or other mechanical equipment is proposed (including roof-top, as alluded to in P5 Perspective plan), information and anticipated sound levels will need to be provided. Staff can review for any screening need. **Affirmative finding as conditioned.**

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

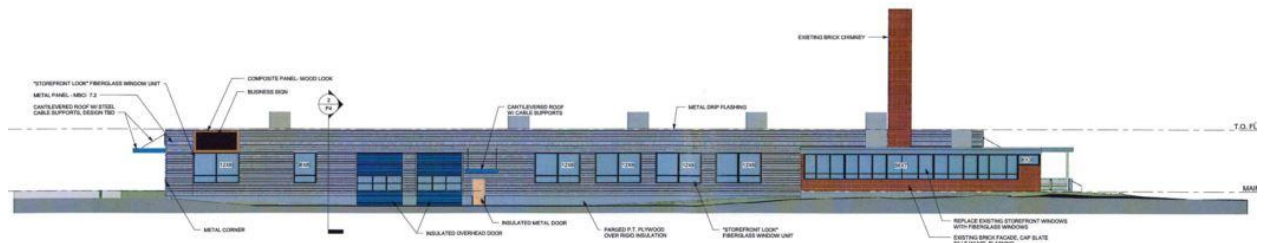
(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to their context. They shall integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity.

The following shall be considered:

1. Massing, Height and Scale:

The principle building is proposed to remain, although enjoy new exterior finishes. The larger freezer section is proposed to be removed, thus eliminating the larger element of bulk from the site. **Affirmative finding.**



South elevation, as proposed

2. Roofs and Rooflines.

There is a flat roof, which will be retained. **Affirmative finding.**

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an “accessible route” to the building. Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

The principle entrance from Pine Street will be clearly identifiable via the enhanced entrance porch proposed. Dual aluminum storefronts in the rear (west) of the building will clearly define separate business entrances from the parking area(s). Multiple single doors will be available on the west and south elevations.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

Replacement fiberglass “storefront” windows circle the building, repeating consistent patterns and are appropriate to the anticipated use. Given the context, vertically proportioned window arrangement is not consistent with the building type, so would not apply in this situation.

No awnings are identified over a sidewalk or the public ROW. **Affirmative finding.**

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

Not applicable. Building meets minimum 5’ setbacks on north and west.

(b) Protection of Important Architectural Resources:

The building is not listed on the state or National Register of Historic Resources. Not applicable.

(c) Protection of Important Public Views:

There are no protected public views from the site. Not applicable.

(d) Provide an active and inviting street edge:

New exterior finishes, combined with replacement windows and “storefront” doors will enhance the existing structure, and provide both an attractive and energy efficient building ready for new tenants. The incorporation of an entrance “porch” along Pine Street will assure accessibility, but warms the streetfront and welcomes attention. The previous warehouse with attached office appearance is transformed into a working, efficient and attractive place for business. **Affirmative finding.**

(e) Quality of materials:

Siding is proposed to be metal panel and composite (wood look) panel on the east; metal siding predominates on the west and south. An insulated metal panel system is proposed for the north, where fewer window openings are proposed. Fiberglass, aluminum and metal are the intended window and door materials. All are considered to be of durable quality. **Affirmative finding.**

(f) Reduce energy utilization:

All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

Solar is not proposed for this initial redevelopment, but the applicant has expressed an interest in assessing affordability and potential in the future.

No shadow cast impacts are anticipated for this one story structure.

Affirmative finding as conditioned.

(g) Make advertising features complementary to the site:

Any signage will require a separate sign permit. **Affirmative finding as conditioned.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(i) Make spaces secure and safe:

All redevelopment shall meet appropriate building and safety code as defined by Burlington's building inspector and fire marshal. **Affirmative finding as conditioned.**

Article 7: Signs

Utility plans define electric service to anticipated new freestanding signage.

Any signage will require a separate sign permit. **Affirmative finding as conditioned.**

Article 8: Parking

The applicant includes an expansion of parking spaces: Currently there are 13 defined spaces at the front / Pine Street façade of the building, and approximately 16 spaces on the south/west parking area. These separate, paved areas have accommodated additional parking, but are loosely defined for specific parking layout.

There are no tenants in the building at present. Uses will be defined in subsequent permitting.

Parking requirements will be calculated when the new leasees are identified and uses are defined. Any change-of-use will come under a separate permit application(s) and parking calculations will be made based upon those uses. **Affirmative finding as conditioned.**

II. Conditions of Approval

1. A revised lighting plan with lumens information and meeting the standards of Section 5.5.2 shall be submitted to staff for review and approval **prior to release of the zoning permit.**
2. No use permits are issued with this approval. Any changes of use; in whole or in part shall require separate permitting.
3. Signs shall require separate permitting.
4. Written approval of the EPSC plan from the City Stormwater Engineer will be required **prior to release of the zoning permit.**
5. Parking requirements will be calculated when new uses are identified by the applicant. Any change(s) of use will require a zoning permit.

6. The pedestrian access path on the south elevation will be demarcated in a material differing from the surrounding pavement, and clearly different to alert that the walkway is for the safe access of pedestrians from public sidewalk/parking area to the building.
7. If additional HVAC or other mechanical equipment is proposed on-site or for rooftop mount, information anticipated noise emission, and screening methods shall be submitted for staff review **prior to release of the zoning permit.**
8. **Any work within the public ROW shall require consultation and collaboration with the Department of Public Works.**
9. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
10. Standard Permit Conditions 1-15.

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